

1. Aug 6, 2020 P & Z Agenda

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**A. GENERAL PENDING BUSINESS**

- Call Meeting to Order
- Approve minutes of July 2, 2020
- Approve Agenda
- Declare Conflicts of Interest

**B. Final ~ APPLICANT:** Frawley Ranches Inc **LEGAL DESCRIPTION:** Lot 37A of of Frawley Ranch East, Section 18, T6N, R4E (legal shortened) **VICINITY LOCATION:** Acorn Ridge **SUMMARY:** New Lot **ZONING:** A-1 **ACREAGE:** Lot 37A (2.010 acres) **PARCEL ID:** 22650-00604-000-03 **ACTION REQUIRED:** Approval/Denial (CC Public: August 18, 2020 @ 9:15 am)

**C. Preliminary & Final ~ APPLICANT:** David Winter **LEGAL DESCRIPTION:** Plat of Lots 1 & 2 of Tract A1A of Majestic Heights, Section 13, 23, 24, 25, T5N, R3E (legal shortened) **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** Creating a new lots **ZONING:** PF **ACREAGE:** Lot 1 (5.00 acres) and Lot 2 (69.19 acres) **PARCEL ID:** 26046-00503-000-10 **ACTION REQUIRED:** Approval/Denial (CC Public: August 18, 2020 @ 9:15 am)

**D. Preliminary & Final ~ APPLICANT:** Connie Baier **LEGAL DESCRIPTION:** Lots 8A and 9A, Blk 9 Town of St. Onge, all located in the S ½ of Section 23, T7N, R3E. **VICINITY LOCATION:** St. Oge **SUMMARY:** Combining lots **ZONING:** SRD **ACREAGE:** Lot 8A (.310 acres) Lot 9A (.145 acres) **PARCEL ID:** 28800-00900-100-00 **ACTION REQUIRED:** Exempt/Approval/Denial (CC Public: August 18, 2020 @ 9:15 am)

**E. Preliminary & Final ~ APPLICANT:** Christopher & Carla Mumm **LEGAL DESCRIPTION:** Plat of Lot 5A, Blk 3, Annuet Coeptis (East) Subdivision, Section 16, T4N, R4E (legal shortened) **VICINITY LOCATION:** Hwy 385 **SUMMARY:** Combine lot **ZONING:** PF **ACREAGE:** Lot 5A (2.046 acres) **PARCEL ID:** 26400-01135-000-21 **ACTION REQUIRED:** Exempt/Approval/Denial (CC Public: August 18, 2020 @ 9:15 am)

**F. Final ~ APPLICANT:** Two Bit LLC **LEGAL DESCRIPTION:** Lot 15 of Golden Hills, Section 30, T5N, R4E (Legal shortened) **VICINITY LOCATION:** Two Bit **SUMMARY:** New Lot **ZONING:** PF **ACREAGE:** Lot 15 (9.332 acres) **PARCEL ID:** 26680-01707-000-10 **ACTION REQUIRED:** Approval/Denial

**G. Final ~ APPLICANT:** Maitland Partners, LLC and Rolf & Lissa Nelson **LEGAL DESCRIPTION:** Lot 2A, of Bellefish Sub #2, Section 19, T5N, R3E (Legal shortened) **VICINITY LOCATION:** Maitland Road

**SUMMARY:** Replat of Lot **ZONING:** PF **ACREAGE:** Lot 2A (3.618 acres) **PARCEL ID:** 26692-01675-000-02  
**ACTION REQUIRED:** Exempt/Approval/Denial (CC Public: August 18, 2020 @ 9:15 am)

- H. Preliminary & Final** ~ **APPLICANT:** BH Development LLC **LEGAL DESCRIPTION:** Plat of Lot 1 & 2 of Tract 3 of Powder House Pass, Section 8, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85  
**SUMMARY:** New lots **ZONING:** PUD **ACREAGE:** 1 (.878 acres), 2 (.9.844 acres) **PARCEL ID:** 26450-00300-000-00 **ACTION REQUIRED:** Approval/Denial (CC Public: August 18, 2020 @ 9:15 am)
- I. Final** ~ **APPLICANT:** Deadwood Gem Club LLC **LEGAL DESCRIPTION:** Plat of Lot 12, Blk 1 and Blk 1, 4, 5, 7, 10, 12, 13, 14, Blk 2 of Ridgewood Addition, Section 7 & 8, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lots **ZONING:** PUD **ACREAGE:** Lot 12, Blk 1 (.866 acres) and 1(.472 acres), 4 (.558 acres), 5 (.420 acres), 7 (.505 acres), 10 (.587 acres), 12 (.526 acres), 13 (.510 acres), 14 (.617 acres), Blk 2 **PARCEL ID:** 26450-00200-000-00 and 26450-00200-000-20 **ACTION REQUIRED:** Approval/Denial
- J. Preliminary & Final** ~ **APPLICANT:** Mark Leischner **LEGAL DESCRIPTION:** Plat of Lots 4A and 5A, Blk 3 of Wilderness Estates 2nd Addition, Section 17, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** Replat of lots **ZONING:** PUD **ACREAGE:** 4A (.775 acres) and 5A (1.323 acres) **PARCEL ID:** 26455-00403-030-04 and 26455-00403-030-05 **ACTION REQUIRED:** Approval/Denial (CC Public: August 18, 2020 @ 9:15 am)
- K. Final** ~ **APPLICANT:** BH Development **LEGAL DESCRIPTION:** Plat of Dedicated Public Right of Way and Utility Easements in Blk 2 of Trailside Addition, Section 17 & 18, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** Dedication of ROW's and Easements **ZONING:** PUD **ACREAGE:** 1.201 acres **PARCEL ID:** 26450-00200-000-70 **ACTION REQUIRED:** Approval/Denial
- L. PUBLIC HEARING:** COZ #336 **APPLICANT:** Kenneth & Julie Gardner **LEGAL:** Lot D of Sawpit Tract, being a portion of the Bingham Lode M.S. 1379 Etal in Section 29, T5N, R3E **PARCEL ID:** 26070-000000-000-20 **VICINITY LOCATION:** Hwy 85 **SUMMARY:** Applicant is requesting a COZ from Park Forest to Highway Service Commercial **ACREAGE:** 2.00 acres **ACTION REQUIRED:** Approval/Denial (CC Public Hearing Scheduled: August 18, 2020 @ 9:30 am)
- M. RECOMMENDATION MEETING** ~ VAR # 188 **APPLICANT:** Firefly Builders Inc **LEGAL:** Spearfish Canyon Lot 36, being a portion of the Montana Lode, M.S. 991 located in the W ½ of Section 31, T5N, R2E **PARCEL ID:** 26985-00009-000-36 **VICINITY LOCATION:** Spearfish Canyon **SUMMARY:** Applicant is requesting a 10' variance to the 25' front setback for a new residence. **ACREAGE:** .56 acres **ZONING:** PF **ACTION REQUIRED:** Approval/Denial (CC Public Hearing Scheduled: Aug 18, 2020 @ 9:45, am)
- N. INFORMATIONAL MEETING:** CUP #380-20 **APPLICANT:** Wennberg Family Revocable trust **LEGAL:** NW ¼ SW ¼ Ex Lot H-1 & NE ¼ SW ¼ Ex Lot H-1 in Section 15, T6N, R4E **PARCEL ID:** 22000-00604-0153-15 **VICINITY LOCATION:** Whitewood Valley Rd **SUMMARY:** Applicant is requesting an amendment to the original CUP #380 for a Temporary 2nd Residence to allow mother and daughter to remain in the two residences located on the property plus a change in the overall boundary of the CUP **ACREAGE:** 77.49 acres **ACTION REQUIRED:** Discussion/Set Onsite if Needed (PZ Public Hearing Scheduled: September 3, 2020 @ 1:30 pm)
- O. INFORMATIONAL MEETING:** ORD #20-01 **APPLICANT:** Lee Eddy **LEGAL:** all of Lawrence County **SUMMARY:** The



Lawrence County Commission Room  
**Planning & Zoning Regular Meeting Agenda**  
August 6, 2020 @ 1:30 p.m.  
Ph: 605-578-3871  
[www.lawrence.sd.us](http://www.lawrence.sd.us)  
[planning.zoning@lawrence.sd.us](mailto:planning.zoning@lawrence.sd.us)

addition of Light manufacturing when contained entirely in a building with size constraints in the A-1 General Agriculture District **ACTION REQUIRED:** Discussion (PZ Public Hearing Scheduled: September 3, 2020 @ 1:30 pm)

- P. **DISCUSSION** ~ Comprehensive Plan Update: Lysann Zeller, BH Council of Local Govt
- Q. **Items from Planning & Zoning Board Members**
- R. **Opportunity for Public Comment**
  - Anyone wishing to have their views heard on matters is urged to attend a meeting and voice concerns. there will be a 2-minute time limit per person to talk unless otherwise approved by the board.